

# **“The City With a Heart”**



Perry Peterson, Chair  
Mary Lou Johnson  
Kevin Chase  
Joe Sammut  
Sujendra Mishra  
Rick Biasotti

## **AGENDA PLANNING COMMISSION MEETING**

**April 15, 2014**

**7:00 p.m.**

**Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno**

Planning Commission meetings are conducted in accordance with Roberts Rules of Order Newly Revised. You may address any agenda item by approaching the microphone until recognized by the Planning Commission Chair. All regular Planning Commission meetings are recorded and televised on CATV Channel 1 and replayed the following Thursday, at 2:00 pm. You may listen to recordings in the Community Development Department. Complete packets are available online at [www.sanbruno.ca.gov](http://www.sanbruno.ca.gov) and at the library. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodation for this meeting should notify us 48 hours prior to meeting. Notices, agendas, and records for or otherwise distributed to the public at a meeting of the Planning Commission will be made available in appropriate alternative formats upon request by any person with a disability. Please make all requests to accommodate your disability to the Community Development Department 650-616-7074.

### **ROLL CALL**

### **PLEDGE OF ALLEGIANCE**

#### **1. APPROVAL OF MINUTES: March 4, 2014**

#### **2. COMMUNICATIONS**

**3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:** Individuals allowed three minutes, groups in attendance, five minutes. If you are unable to remain at the meeting, ask the Recording Secretary to request that the Planning Commission consider your comments earlier. It is the Planning Commission's policy to refer matters raised in the forum to staff for investigation and/or action where appropriate. The Brown Act prohibit the Planning Commission from discussing or acting upon any matter not agendized pursuant to State Law.

#### **4. ANNOUNCEMENT OF CONFLICT OF INTEREST**

**5. PUBLIC HEARINGS** *Note:* If you challenge the below actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

##### **A. 772 4<sup>th</sup> Avenue (APN: 020-168-240)**

Zoning: R-1

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow the construction of an addition which increases the gross floor area of the existing home by greater than 50% cumulatively (54%) and exceeds the .55 FAR guideline (.78 per Sections 12.200.030.B.1, 12.200.030.B.2, respectively, of the San Bruno Municipal Code. Ravin & Joshna Charitra (Applicant & Owner) UP-13-008.

**B. 555 San Mateo Avenue** (APN: 020-143-140)

Zoning: C-B-D (Central Business District)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit and Parking Exception to allow a personal fitness center within the C-B-D Central Business District per Chapters 12.96.120.C.7 and 12.100.120, of the San Bruno Municipal Code. Nicholas Scarabosio (Applicant), Welch Family Partnership (Property Owner) UP-14-008 & PE-14-003.

**C. 116 Santa Dominga Avenue** (APN: 021-174-150)

Zoning: C (General Commercial)

Recommended Environmental Determination: Categorical Exemption

Request for a Conditional Use Permit to allow a motor vehicle dealer in the General Commercial Zoning District per Section 12.96.110.C.8 of the San Bruno Zoning Ordinance. Mike Fleifel (Applicant), Welch Family Partnership. (Owner) UP-14-004.

**6. DISCUSSION**

**A. CITY STAFF DISCUSSION**

- Select the May 15, 2014 Architectural Review Committee members

**B. PLANNING COMMISSION DISCUSSION**

- Appoint new Planning Commission Vice Chair
- In March, Chair Petersen and Community Development Director Woltering attended the League of California Cities Planning Commissioners Academy. Conference materials are available at: [http://www.sanbruno.ca.gov/commission\\_planning.asp](http://www.sanbruno.ca.gov/commission_planning.asp)

**7. ADJOURNMENT**

The next regular Planning Commission Meeting will be held on May 6, 2014 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.